

## MINUTES

### P & Z COMMISSION HEARING

November 15, 2007

#### ATTENDANCE P&Z Commissioners

##### ATTENDED

1. John Dalton
2. Joel Lawson
3. Ruth Ann Smith
4. Jason Hatch
5. Wendell DeCross
6. Robert Ingels

##### ABSENT

Evelyn M. Meadows  
Carol Davis  
Tom Thomas  
Rick Slone

##### Staff Attendance

1. Telford Chapman, Planner II
2. Dusty Parsons, Public Works Director
3. Jim Matteson, County Engineer
4. Homero Vela, Deputy Director of Flood Control
5. Veronica Dale, Planning and Zoning Secretary

Meeting held at the Navajo County Board of Supervisors Chambers, Holbrook, Arizona – Time 6: 30 p.m.

John Dalton called the meeting of the Navajo County Planning & Zoning Commission to order and explained the meeting procedures to the public. Mr. Dalton then led the Pledge of Allegiance.

##### **Item #1 – ZONE CHANGE TO R1-43 AND MASTER DEVELOPMENT SITE PLAN**

**APPLICATION:** Discussion and possible Commission action on a request by Pacific Holt Corporation, Agent: John Gurrola for a Zone Change to R1-43 and Master Development Site Plan Application for the proposed Mesa Hills Estates, a planned single family development in the Perkins Valley area.

**Dusty Parsons** explained that instead of coming before the Commission for two more actions, staff requests that this item be tabled at which time all parcels will be included for the Zone Change. Mr. Parsons also said the agent, who was in attendance, is in agreement to this action.

Wendell DeCross moved that a motion be made to table this item. Robert Ingels seconded the motion. Motion unanimously passed that this item be tabled.

##### **Item #2 – SPECIAL DEVELOPMENT ZONE CHANGE AND MASTER DEVELOPMENT SITE**

**PLAN APPLICATION:** Discussion and possible Commission action on a request by Bourdon Ranch Development, LLC, for a Special Development Zone Change and Master Development Site Plan Application for the proposed Show Low Mountain Ranch, a planned single-family development with future related Special Development approved commercial uses on the subject property known as APN: 304-57-032 and 033A & B, in Township 11 North, Range 22 East Section 25 in the White Mountain Lake area.

**Telford Chapman** presented a project location map, zoning map, aerial map and a site plan.

The stated reason for this request is to change the zoning classification of the subject parcel from RU-1 Zoning District to a Special Development Zoning District, and to approve a Master Development Site Plan for the proposed Show Low Mountain Ranch Development. The proposed development will contain approximately 508 single-family residential units with the average lot size of .46 acres. The commercial area will be approximately 17.69 acres along Bourdon Ranch Road.

The Engineering department commented that the plan the Developer submitted provides sufficient information for us to recommend approval of the Zone Change and Conceptual Site Master Plan with the below listed stipulations. Any detention basin(s) need(s) to be established for this development and additional details for the drainage system will be required with the improvement plans. In addition, a Traffic Impact Analysis along with a Grading Plan will be required prior to Final Plat approval. Staff concurs with the below stipulations.

Flood Control staff commented that a preliminary review of the FEMA maps has indicated that a small portion of the development is in the floodplain created by Rocky Arroyo. The various parcels associated with this development are located on FEMA maps 2375C and 2350C. The Site Plan dated 10/9/07 shows that parcels 146-158 are in Zone A, which is a 100 year floodplain that has been determined by approximate methods. The Flood Control Staff has no objections to the Special Development Zone Change and Master Development Site Plan given the following stipulations: 1) A Floodplain Study shall be submitted for approval showing the delineation of the floodplain, floodway, and base flood elevations. All Tentative Plats and Final Plats associated with this Master Development Site Plan shall include the delineated floodplain and floodway. Any parcels inside the floodplain that may have future buildings shall identify the Base Flood Elevation and provide reference to the 1988 NAVD vertical datum. 2) The Army Corp will be consulted, by the developer, whenever the jurisdictions of Waters of the United States are in question. Documentation shall be provided with the Tentative Plat indicating Corps notification of the jurisdiction.

Planning and Zoning staff commented the concept being proposed by the applicant is in keeping with the goal of Navajo County to encourage Special Developments as a method to have some control over the type of growth in the County. The Conceptual Master Development Plan submitted to the P&Z Commission is not intended to be used for the platting process but is an overall site plan. During the platting process, Public Works Department concerns regarding drainage, roads, etc., will be addressed. We recommend approval as based on the stipulations below.

**Michael Wood**, the developer was present. Mr. Wood said their main theme of their development is affordability. The development would be under a HOA (Home Owner's Association); have its own sewer plant with underground utilities. Mr. Wood explained the difference between a modular home, which the development would consist of, and manufactured homes. Mr. Wood provided photographs of the proposed development. They expect to sell all lots within 3 years. Mr. Wood feels that they have hired key personnel and this development would be attractive to the White Mountain area.

**No one spoke in favor of this project.**

**Bob Barger** lives on Roundup drive. He expressed his concern of the price range and about the paving of the roads and that being a safety issue with the children that walk to school in that area. He also asked about Bourdon Ranch Road, and if it will become two lanes or will it have turn lanes. The reason they moved to the area was for the quietness, so he's not crazy about the development coming in. **Clancy Barger** said she did not like the accesses; there should be more than two exits. **John Dalton** said those issues would be addressed at the Tentative Plat stage. **Mr. Chapman** explained that at the Tentative Plat stage is when they will review the traffic, grading and drainage plans. At this time, they are requesting for the Zone Change and Site Plan approval. **Teri Reidhead** said she had tried to get commercial zoning that borders the development, but has been unable to due to the development coming in. Ms. Reidhead said there is a cinder mining company nearby, as well as a timber cutting operation and asked what kind of impact that would have on the development. Will the businesses have to sell their properties to make way for the residences to come in?

**Mr. Chapman** reiterated staffs approval of the project.

**John Murphy** requested that stipulations be read. **Mr. Chapman** read the stipulations as follows: **RECOMMENDED STIPULATIONS: 1) All technical requirements of the Subdivision Regulations and Requirements, Flood Control Ordinance, Building Safety Ordinance and applicable codes shall be adhered to and approved at the proper Tentative Plat, Final Plat or Building Permit and construction phase (to include, without limitation, the Traffic Impact Analysis, Flood Plain Study. 2) A Floodplain Study shall be submitted for approval showing the delineation of the floodplain, floodway and base flood elevations. 3) The Army Corp will be consulted, by the developer, whenever the jurisdictions of Waters of the United States are in question.**

**Robert Ingels** appreciated the presentation that was given tonight. Mr. Ingels did visit the site. He expressed his concern regarding the notation of open spaces for the requested zoning and what is available for the home owners. However, he was relieved to hear that a water treatment plant was being

provided. He is not comfortable with the zone change to Special Development, as it may not be appropriate for this area, especially with the 19 acres of commercial uses and the examples given. There is plenty of commercial to the North. How would that affect the future use? In this one-time Site Plan review, to say that the commission supports it; moves forward to the Board of Supervisors; and gets the Special Development zoning approved; would the expectations of the developer be to move ahead with how it is exactly drawn on the map, subject to the stipulations? Mr. Ingels said he still had a multitude of questions and concerns, such as the number of cul-de-sacs, the condition of Roundup Road and the amount of traffic it will endure, any connector/trail plans, and the affordability of the homes.

**Mr. Chapman** said there is a provision for open space on the Site Plan, where there are several tracts. He clarified that any commercial use they propose will need to be brought before the Commission and then to the Board to be approved. **Mr. Ingels** asked that once it is changed to a Special Development district, there would be a site plan review process specifically for commercial use applications. **Mr. Chapman** said yes. **John Dalton** said that most of the issues will be addressed at the Tentative Plat process, what we're looking at is if it is the proper place for this development.

**Mr. Wood** said in the design, they would allow for a commercial corridor, as a buffer. He is aware that they would have to come back with the commercial use request. What he said earlier, were just examples of commercial uses. They do want to have as many open spaces for the community. He also said that they are open to concepts. **Mr. Ingels** asked if the developer could illustrate where the parks, open spaces, trails or connectors be located and if those would be improved to provide amenities. **Mr. Wood** said there are 10 tracts of open space and showed where the water treatment plant was suggested to be.

**Joel Lawson** asked out of curiosity about the modular homes, with the upgrading of the wiring, how is the county designating them, site built or manufactured home. **Mr. Wood** said he believes it would be considered site built, they are financed as site built. **Dusty Parsons** said that they would be considered site built. It is similar to Linden Trails. Mr. Parsons also pointed out that some of the open space areas are actually detention lots. Staff has the authority to propose other amenities, such as the issue with Roundup Road, even though it isn't directly in the development area, it will be utilized by them. **Mr. Ingels** asked if there is sufficient right of way. **Mr. Parsons** said they may require additional right of way from the developer. **Mr. Ingels** asked that Mr. Parsons comment on any connectivity to Silver Lake Boulevard. **Mr. Parsons** said there is no connectivity. **Mr. Dalton** commented that staff knows what the commission wants and expects.

**Wendell DeCross** expressed his concern about the timber and cinder mining operation which is nearby and what affect it will have on this subdivision of this size. Mr. DeCross said he would hate to see these two businesses jeopardized, and wondered if this is the right place for this. **Mr. Wood** said they have no intentions to harm the businesses, and they've included that in their public report. **Mr. DeCross** said it may not be their intention, but the homeowner's. **Mr. Lawson** shares the same concern and asked staff how that will be handled, from staff's point of view. **Mr. Parsons** said that it is commercial zoning and it would be up to the developer, if he wanted to screen it. **Mr. Dalton** asked if the mining operation is owned by the state which the County wouldn't have anything to do with; and doesn't suspect it would be a big problem. **Mr. DeCross** said that after the homeowner's move in and they start getting the sawdust and dirt around them, they will complain.

**Mr. Ingels** asked Mr. DeCross' opinion of the size of the lots, if he felt they were too small; or if it is an inappropriate use for a residential subdivision. **Mr. DeCross** said with a lower density; there would be less people to complain. **Mr. Lawson** said it's a balancing act, because you can't tell the owners of the property surrounding the businesses that they can't use their property for its highest and best use. **Mr. Dalton** suggested that if it does cause a problem, they may need to put up a fence. Mr. Dalton felt that this is a good project. **Jason Hatch** said that he is in the mining industry and they are starting to see the complaints increase, as there is now a residential area near their business. Mr. Hatch said that he doesn't know what can be said or done, and wouldn't want to see the development stop as a result of this.

**Jason Hatch** made a motion that they approve the Special Development Zone Change and would like to add a stipulation that each property sold, states in the deed, that there is a mine present. Many people buy sites unseen, and he would like to protect those people as much as possible. **Mr. Parsons** said they will consult with the County Attorney. **Mr. DeCross** added that both businesses should be listed. **Mr. Lawson** said that he would like to make sure the added stipulation would run with the land. **Mr. Parsons** said that it would have to be the property owner that would have to request that, we could not request for that.

Motion seconded by **Ruth Ann Smith**. Motion passed with a vote of: 4-2; **Wendell DeCross** and **Robert Ingels** were not in favor. Approved by Resolutions: **07:38P** and **07:39P**.

**Item #3 – SPECIAL USE PERMIT:** Discussion and possible Commission action on a request by Lee Larsen for a Special Use Permit to allow the expansion of a self storage facility and trailer and boat display area on .66 acres of property known as APN 212-18-001A, located in Township 9 North, Range 22 East, Section 22 of the Gila and Salt River Meridian, in the Pinetop-Lakeside area. **This item was tabled, per the applicant.**

**Meeting recessed at 7:29 p.m.**

**Meeting reconvened at 7:35 p.m.**

**Item #4 – SPECIAL DEVELOPMENT ZONE CHANGE AND MASTER DEVELOPMENT SITE PLAN APPLICATION:** Discussion and possible Commission action on a request by William Hawkins, for a Special Development Zone Change and Master Development Site Plan Application for the proposed Bear Tooth Ranch, a planned single-family development on the subject property known as APN: 311-03-003A, in Township 9 North, Range 23 East Section 3, in the Porter Mountain area.

**Telford Chapman** presented a location and an aerial map.

The stated reason for this request is to change the zoning classification of the subject parcel from an A-General Zoning District to Special Development Zoning District, and to approve a Master Development Site Plan for the proposed Bear Tooth Ranch Development. The proposed development will contain 15 single-family residential units, with the average lot size of 2 acres. The common amenities include a covered arena, two stables, a club house and outdoor corral and pasture.

The engineering department comments that the plan the Developer submitted provides sufficient information for us to recommend approval of the Tentative Plat with the below listed stipulations. Any detention basin(s) need(s) to be established for this development and additional details for the drainage system will be required with the improvement plans. In addition, a Traffic Impact Analysis along with a Grading Plan will be required prior to Final Plat approval. Lastly, the soils report indicates that the soils will not percolate and that they will not support conventional septic systems as proposed. Any approval should stipulate that unconventional waste treatment systems must be utilized.

Flood Control Staff recommends approval of the proposed Zone Change and Master Site Plan for Bear Tooth Ranch. The FEMA map, 2500C does not indicate any flood hazards. Development of this property will have to comply with the Navajo County Drainage Policy and the Drainage Plan will need to be approved by Engineering.

The Planning and Zoning department commented that the concept being proposed by the applicant is in keeping with the goal of Navajo County to encourage Special Developments as a method to have some control over the type of growth in the County. The Conceptual Master Development Plan submitted to the P&Z Commission is not intended to be used for the platting process but is an overall site plan. During the platting process, Public Works Department concerns regarding drainage, roads, etc., will be addressed. We recommend approval as based on the stipulation below.

**Shawn Byron**, with Design Workshop, spoke on behalf of William Hawkins. Mr. Byron gave a brief overview of the project. He said their intention is to preserve what is there and make minimal impact of the area, due to the trees. Mr. Byron said the interior lots will not be fenced, only the exterior.

**No one spoke in favor or in opposition of this project.**

**Dusty Parsons** said staff is impressed with working with the developers. This project blends well with the area. There may be an issue with the septic systems, as they have just completed some testing, and they may need to add some stipulations, but it is too early to tell. Porter Mountain Road will eventually be paved. **Mr. Byron** explained that the alignment is what is proposed.

**Robert Ingels** asked about the cost and process in the road realignment, and if it will be contributed by the property owners. **Mr. Parsons** said the right of way has been requested by private owners, but a large portion runs through the Forest Service, and we haven't asked for any participation other than the additional right of way.

**Wendell DeCross** asked about the envelopes only available on some lots. **Mr. Byron** said they are intended to be future use lots; it gives flexibility to the lot owners across from them. For instance, lots 1-11 could possibly purchase the envelopes for themselves. **Mr. Ingels** estimated that there is about 50,000 square feet of covered area, which will create a lot of run off. He wondered if there a plan that is

forthcoming with the drainage requirements of where the water goes. Mr. Ingels also asked if it is conceptually something that is in the works right now, if there are any complications of being in the Lakeside Fire District, and any tree thinning planned. **Mr. Byron** said they are conceptually working on it but would come into the tentative plat stage. Mr. Byron said that as of today, they've submitted current plans and plan on being annexed by the Lakeside Fire District. They have discussed with the fire district on hammer heads versus big cul-de-sacs, and they are fine with that concept.

**Bill Hawkins** said that the tree trimming will be done and maintained by the HOA to ensure that in that parcel everything that can be done to prevent any additional fuel is prevented.

**Mr. Matteson** said staff has met twice with the developer's engineer and their plan does work quite well by using the ponds as detention basins. The new fire station is soon to be constructed, the Board has agreed to the access easement, which will be located about a ¼ mile to the west of the development.

**Ruth Ann Smith** commented on visiting the site and the project will be a positive asset to Porter Mountain.

**Wendell DeCross** said he would be pleased to make a motion to recommend to the Board of Supervisors the approval of the Special Development Zone Change and Master Development Site Plan.

**Ruth Ann Smith** seconded the motion. **Mr. Ingels** asked if the motion included the one stipulation. **Mr. DeCross** said that was correct. Motion unanimously passed with a vote of 6-0. Approved by Resolutions: **07:41P** and **07:42P**.

**Item #5** – Possible approval of the Revised Navajo County Subdivision Regulations. **Jim Matteson** said the revisions that were requested have been made. Staff would like to move forward with this. **Joel Lawson** said there was a lot of discussion on the splits and if an easement is considered a part of the split. Mr. Lawson said the Real Estate Department says an easement is not a split. Mr. Matteson said that it will follow the real estate law. **Mr. Parsons** said that roadway easements are not splits; right of way is county owned; an easement is only allowable to the public, not county owned. **Robert Ingels** said that according to the Arizona Statutes, and the state conference he attended, a subdivision was going to be changed to 10 lots instead of 5 lots. **Wendell DeCross** and **Ruth Ann Smith** agreed that that information was not correct, it might possibly be changed to 3 lot splits instead. **Wendell DeCross** made a motion that the Planning & Zoning commission recommend to the Board of Supervisors that they approve the Subdivision Regulations and Requirements for their approval. **Jason Hatch** seconded the motion. Motion passed unanimously. Approved by Resolution: **07:43P**.

**Item #6** - Proposed Planning and Zoning Meeting Schedule 2008. **Wendell DeCross** made a motion to approve. Motion seconded by **Ruth Ann Smith**. Motion passed unanimously.

**Item #7** –Possible approval of September 20, 2007 Minutes. **Robert Ingels** made a motion to approve the Minutes. **Wendell DeCross** seconded the motion. Motion passed unanimously.

**Item #8 – Commissioner's Comments and directions to staff.** Commissioners may use this time to offer additional comments regarding any item on this agenda or any other topic; and the Commission may direct Development Services Department staff to study or provide additional information on topics of the Commissions choosing. **Robert Ingels** said he attended the APA and the Town of Pinetop-Lakeside received an award for the best master plan of the state. At the planning conference, he heard the word megalopolis, which is referring to the anticipated growth between Tucson and Flagstaff and the population increases. He said he feels lucky to reside in the part of Navajo County that he does. The issues of how much growth within the next 10-20 years, and the little space we will take that growth in, shows how important proper planning is. Mr. Ingels commented staff and the Commission on everyone's efforts. The roles that we all play are important for our area. **Joel Lawson** said that Apache County is working on a new land use plan. There seems to be a lot of controversy about it. Mr. Lawson asked if there was something in the works that he was not aware of for Navajo County. **Mr. Parsons** said there was not.

With there being no further business to come before the Planning and Zoning Commission, the meeting was adjourned at 8:09 p.m. A motion was made to adjourn the meeting by **Wendell DeCross**. **Robert Ingels** seconded the motion. Motion unanimously passed.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Chairman, Navajo County Planning & Zoning Commission

ATTEST:

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Secretary, Navajo County Planning & Zoning Department